ROSEVILLE

INNOVATION PARK

±47,487 SF AVAILABLE

620 ROSEVILLE PKWY, ROSEVILLE, CA 95747

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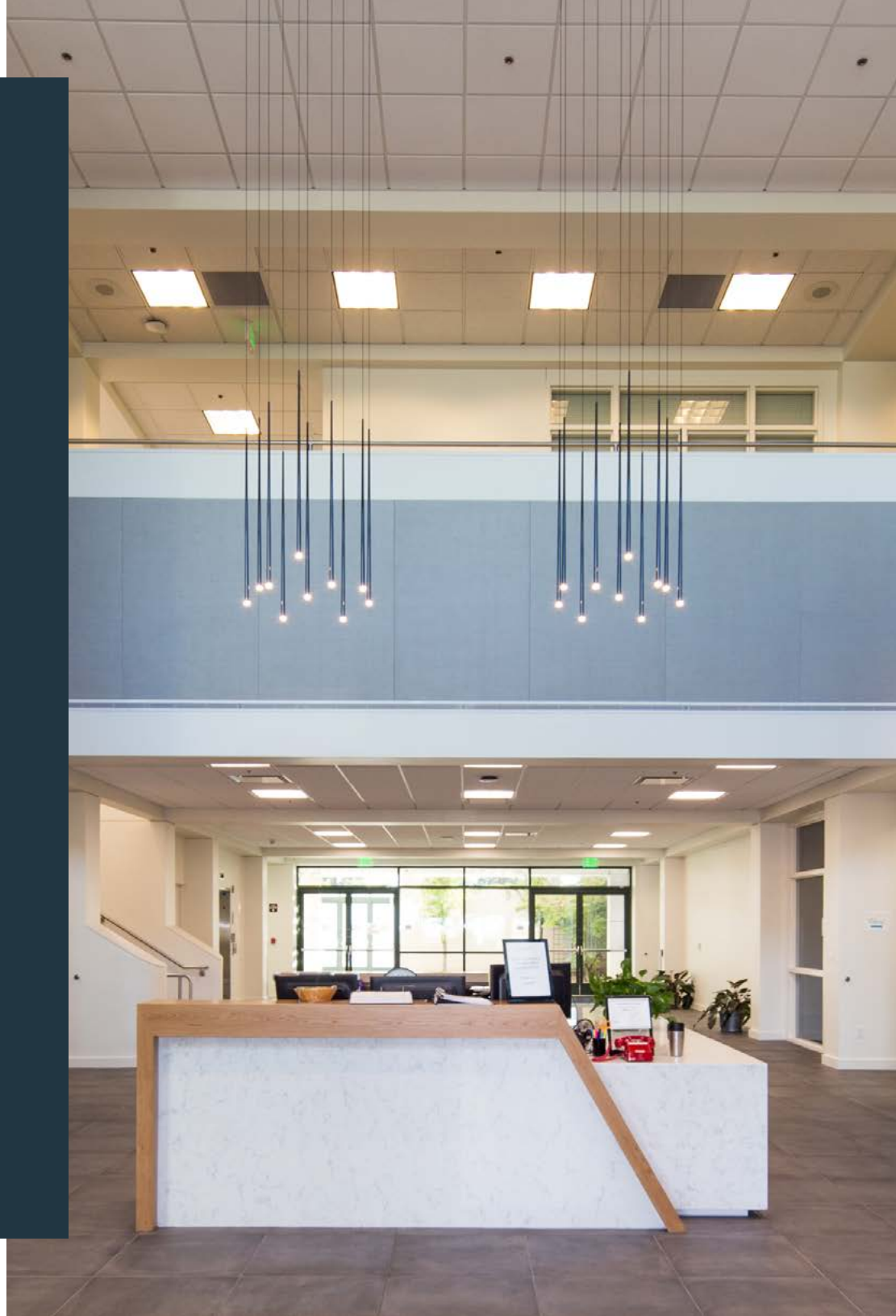
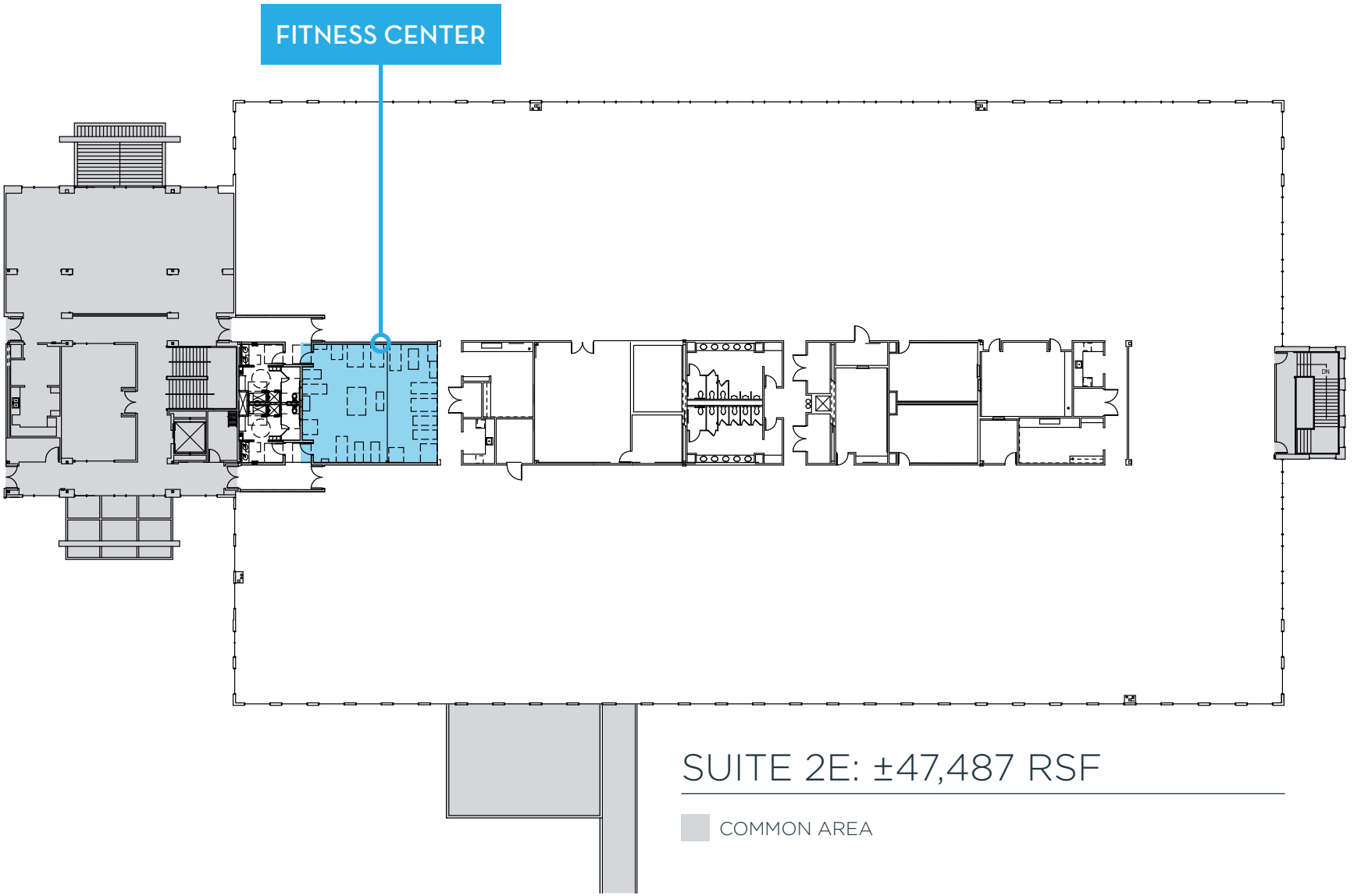
BUILDING HIGHLIGHTS

- ±193,573 SF BUILDING
- ±47,487 SF AVAILABLE
- $2.25/SF FULL-SERVICE GROSS
- ±237 PARKING STALLS (5.0:1000)
- SUPERIOR BRANDING OPPORTUNITY (VISIBLE FROM ROSEVILLE PKWY)
- HIGH PERFORMANCE, SUSTAINABLE AND ENERGY EFFICIENT CONSTRUCTION MATERIAL



FLOOR PLAN



SUITE 2E: ±47,487 RSF

COMMON AREA

CAMPUS AMENITIES

RESPONSIVE PROPERTY MANAGEMENT + ENGINEERING TEAM

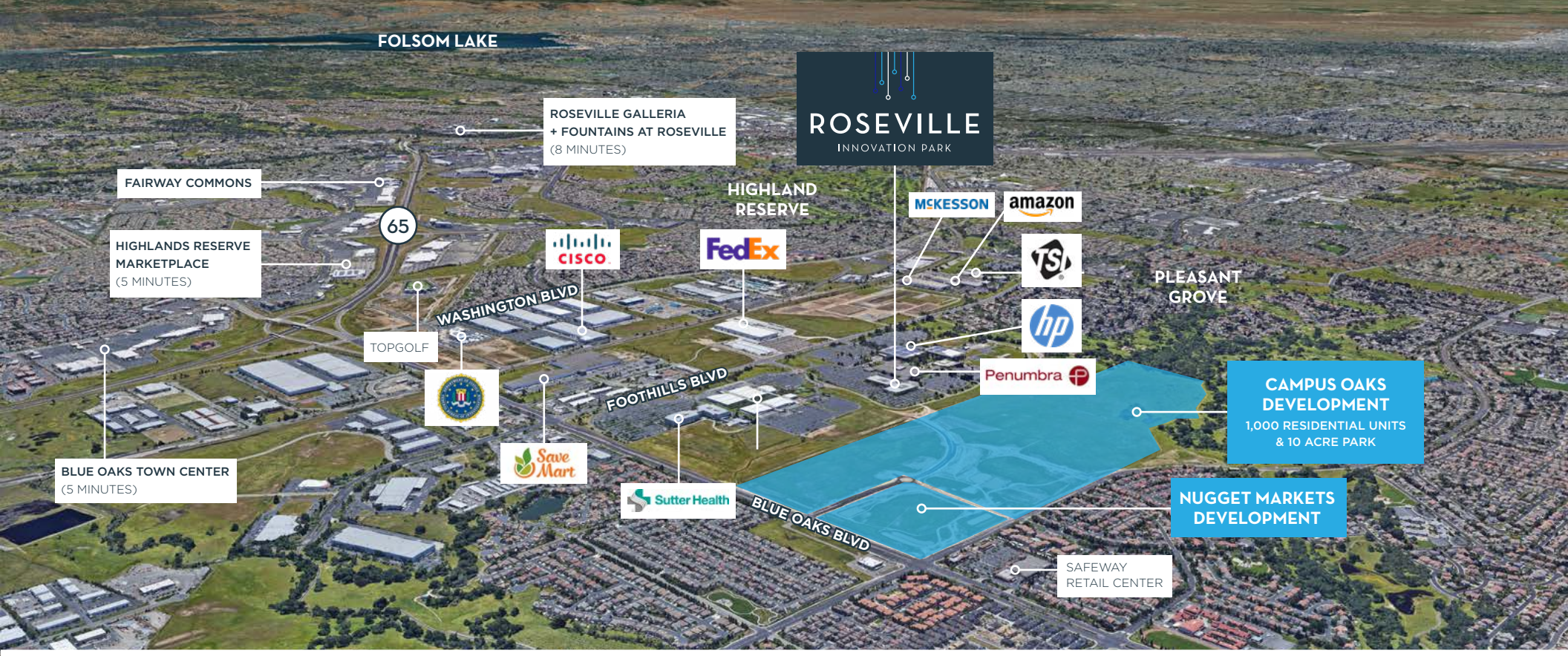
NEWLY CONSTRUCTED FITNESS CENTER

SHADED OUTDOOR COMMON AREAS

LOCATION

Located on Foothills Boulevard just south of Blue Oaks Boulevard, Roseville Innovation Park has excellent access to Highway 65, Interstate 80 and all major thoroughfares in the area.

- DOWNTOWN SACRAMENTO: 20 MILES
- SACRAMENTO INTERNATIONAL AIRPORT: 25 MILES
- DOWNTOWN SAN FRANCISCO: 107 MILES
- DOWNTOWN SAN JOSE: 140 MILES



CORPORATE NEIGHBORS & AMENITIES

As one of the premier submarkets in the Greater Sacramento region, Roseville offers a wide variety of amenities, retail establishments, city services and recreational activities. A significant benefit to the area is Roseville Electric, a municipal-owned utility which provides power to the region at affordable rates to both businesses and residences.

Roseville Innovation Park's premier location is directly next to the Campus Oaks Development, a 235-acre mixed-use project. The project features nearly 1,000 residential units, 60 acres of open space (including a 10 acre park), and 500,000 SF of retail space. The retail space is anchored by Nugget Markets, an upscale grocery store local to the Sacramento area.

AMENITIES MAP

Retail

1. Safeway Retail Center
2. Nugget Markets Development
   - Nugget Markets
   - Smashburger
   - Starbucks
   - Mod Pizza
3. Blue Oaks Town Center
   - Lucille's Smokehouse
   - Chevys Restaurants
   - Starbucks
4. Freedom Point Plaza
   - Topgolf
5. Highland Reserve Marketplace
   - Jamba Juice
   - Blaze Pizza
   - In-N-Out
6. Roseville Galleria
   - Nordstrom
   - Ruth Chris Steakhouse
   - Shake Shack
   - Il Fornaio
   - Land Ocean
7. Fountains at Roseville
   - Yard House
   - Whole Foods Market
   - Mikuni
   - Zocalo
   - Anthropoligie

Corporate Neighbors

1. Sutter Health
2. Coveka
3. Penumbra
4. HP
5. FedEx
6. McKesson
7. Amazon
8. TSI Semiconductors
9. FBI Sacramento
10. Cisco

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FOR MORE INFORMATION, PLEASE CONTACT:

RON THOMAS
Executive Director | Managing Principal
916 288 4801 | ron.thomas@cushwake.com
CA License No: 01193241

CHRIS SCHWARZE
Executive Director
916 288 4803 | chris.schwarze@cushwake.com
CA License No: 01291261

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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